

## **Submittal Requirements** **For** **Conditional Use Rezoning Petitions**

At the time of application submittal, the following list of documentation and supporting materials **SHALL** be submitted to be considered as a completed application. All applications must be completed prior to scheduling for the TRC meeting.

1. Completed and signed petition form.
2. Completed and signed Owner's Affidavit form (If applicable)
3. Legal Description of subject property (s).
4. Statement of intent: This statement should include the current zoning, requested zoning, the conditional use requested, and any special conditions requested by the applicant. (i.e. density bonuses, fees in lieu of ..., etc...)
5. A response to each of the standards set forth in Section 7-16-2 (c) of the City of Asheville Unified Development Code. (Standards listed below)
6. All other supporting site plans, drawings, and materials required by Appendices A & B and any other requirements of the UDO.
7. Proposed building elevations and/or photographs of existing building(s).
8. All applicable fees.

### **Section 7-16-2 (c) of the UDO:**

(c) *Conditional Use Standards.* The Asheville City Council shall not approve the conditional use application and site plan unless and until it makes the following findings, based on the evidence and testimony received at the public hearing or otherwise appearing in the record of the case:

1. That the proposed use or development of the land will not materially endanger the public health or safety;
2. That the proposed use or development of the land is reasonably compatible with significant natural and topographic features on the site and in the immediate vicinity of the site given the proposed site design and any mitigation techniques or measures proposed by the applicant;
3. That the proposed use or development of the land will not substantially injure the value of adjoining or abutting property;
4. That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density, and character of the area or neighborhood in which it is located;
5. That the proposed use or development of the land will generally conform with the comprehensive plan, smart growth policies, sustainable economic development strategic plan, and other official plans adopted by the City;
6. That the proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities; and
7. That the proposed use will not cause undue traffic congestion or create a traffic hazard.